



- NOTES:
1. PROPOSED LAND USES AS FOLLOWS:
A) UNIT 1 = SINGLE FAMILY RESIDENTIAL (2.73 ACRES AND LARGER LOTS)
B) UNITS 2 & 3 = SINGLE FAMILY RESIDENTIAL (4.00 ACRES AND LARGER LOTS)
 2. ALL PROPOSED R.O.W. SHALL BE DEDICATED STREETS WITH 22' PAVED COUNTY ROAD SECTION EXCEPT WHERE NOTED.
 3. NO EXISTING OR PROPOSED ZONING.
 4. RIATA RANCH SUBDIVISION IS PARTIALLY LOCATED IN 100 YEAR FLOOD PLAIN.
 5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 6. WATER SUPPLY BY PRIVATE WELLS.

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE

Date: **2-17-95**

File # **440**

Signed: *D. Parley, Jr.*

501.16 ACRES

NAME & ADDRESS OF DEVELOPER:
JAMES RITCHIE MC CULLOCH, III
SMITHSON VALLEY DEV., LTD.
6800 PARK TEN BLVD., SUITE 262 SOUTH
SAN ANTONIO, TEXAS 78248
734-6992

P-1B
C.B. 4879
VERA, ARTHUR S.

100 YR. FEMA FLOOD PLAIN

P-1G
C.B. 4879
ANGULO, DAWN G.

CLEAR SPRINGS PARK
UNIT 5 - PHASE 3
VOL. 9500, PG. 106

RIATA RANCH

P.O.A.D.P.



ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.

SCALE: 1" = 300'
DRAWN BY RW/LD
TRACED BY
CHECKED BY
JOB NO. 0736-00-00
SHEET OF
FILE NO. 0736/POADP
PAGE 1 OF 1

01/31/95



CITY OF SAN ANTONIO

February 17, 1995

Mr. Paul Schroeder
Alamo Consulting Engineers
125 West Sunset
San Antonio, Texas, 78209

RE: Revised Riata Ranch Subdivision POADP #440

Mr. Schroeder:

The City Staff Development Review Committee has reviewed your revised Riata Ranch Subdivision Preliminary Overall Area Development Plan #440. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please note the following:

1. A non-access easement will be required along the southeastern ROW line of Smithson-Valley Road adjacent to any single-family rear or side lot lines.
2. A variance will be required at the time of plat submittal regarding residential lot frontage on arterial streets.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley
David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



CITY OF SAN ANTONIO

January 12, 1995

Mr. Paul A. Schroeder
Alamo Consulting Engineering
125 W. Sunset
San Antonio, Texas, 78209

RE: Riata Ranch Subdivision POADP #440

Mr. Schroeder:

The City Staff Development Review Committee has reviewed your Riata Ranch Subdivision Preliminary Overall Area Development Plan #440. However, your plan was not accepted for the following reasons:

1. Your entrance street needs to be a collector with 44 feet of pavement and delineated as such on the plan.
2. A non-access easement will be required along the southeast ROW of Smithson-Valley Road adjacent to any residential lot at the time of plat submittal.
3. Your plan notes indicate three (3) units, but we could only identify Unit-1.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

Sincerely,




David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer